



Connells

Smallfield Road
Horley



Property Description

Occupying a generous 0.76-acre plot, this spacious detached home offers flexible accommodation ideal for family living. The property features a welcoming entrance hall, a bay-fronted dining room, a large lounge with a feature log burner and French doors to the garden, a well-equipped kitchen/breakfast room, a ground-floor double bedroom and a contemporary bathroom/wet room.

To the first floor are two further double bedrooms with fitted wardrobes and a modern shower room.

Externally, the property benefits from a gated block-paved driveway providing ample parking, a garage, useful outbuildings, and a substantial rear garden with lawn, patio, pergola and woodland outlook, creating an excellent space for relaxation and entertaining.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

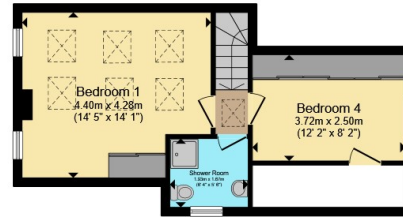




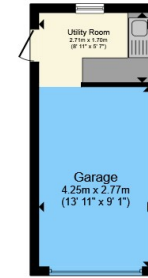




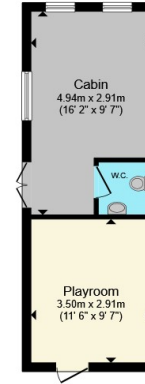
Ground Floor



First Floor



Outbuilding



Total floor area 169.4 m² (1,823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HLY404618



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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